

**CALENDAR ITEM  
C17**

A 8  
S 5

04/23/14  
PRC 7796.1  
J. Sampson

**GENERAL LEASE - RECREATIONAL USE**

**APPLICANT:**

Pacific Fruit Farms, A Corporation

**AREA, LAND TYPE, AND LOCATION:**

Sovereign land in the Sacramento River, adjacent to 14090 State Highway 160, Walnut Grove, Sacramento County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing floating boat dock, gangway, three pilings, and a two-pile dolphin.

**LEASE TERM:**

10 years, beginning September 1, 2014.

**CONSIDERATION:**

Floating boat dock, gangway, three pilings, and two-pile dolphin: \$182 per year, with the State reserving the right to set a different rent periodically during the lease term, as provided in the lease.

**SPECIFIC LEASE PROVISIONS:**

Liability insurance in an amount no less than \$1,000,000 per occurrence.

**OTHER PERTINENT INFORMATION:**

1. Applicant owns the upland adjoining the lease premises.
2. On December 14, 2006 the Commission authorized a General Lease – Recreational and Protective Structure Use to Pacific Fruit Farms, Inc. That lease will expire August 31, 2014. The Applicant is now applying for a new General Lease – Recreational Use.
3. The existing bank protection is maintained by the Central Valley Flood Protection Board, formerly known as the State Reclamation Board, and is authorized under lease PRC 7203.9.

CALENDAR ITEM NO. **C17** (CONT'D)

4. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300 and California Code of Regulations, Title 2, section 2905.

5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

**EXHIBITS:**

- A. Land Description
- B. Site and Location Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

**SIGNIFICANT LANDS INVENTORY FINDING:**

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370 et seq.

**AUTHORIZATION:**

Authorize issuance of a General Lease – Recreational Use to Pacific Fruit Farms, A Corporation beginning September 1, 2014, for a term of 10 years, for the continued use and maintenance of an existing floating boat dock, gangway, three pilings, and two-pile dolphin as described in Exhibit

CALENDAR ITEM NO. **C17** (CONT'D)

A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; annual rent in the amount of \$182, with the State reserving the right at any time to fix a different rent periodically during the lease term, as provided in the lease; and liability insurance in an amount no less than \$1,000,000 per occurrence.

**EXHIBIT A**

**PRC 7796.1**

**LAND DESCRIPTION**

A parcel of tide and submerged land in the bed of the Sacramento River lying adjacent to Swamp and Overflow Survey 403, patented July 8, 1874. Sacramento County, State of California, more particularly described as follows:

**PARCEL 1 – DOCK**

All those lands underlying an existing floating boat dock, gangway, three (3) pilings, and two-pile dolphin lying adjacent to that parcel as described in that Grant Deed recorded March 27, 1973, in Book 730327, Page 391 in Official Records of said County.

TOGETHER WITH any applicable Impact Area(s).

ALSO TOGETHER WITH that land lying immediately beneath any bank protection structure lying adjacent to said parcel.

EXCEPTING THEREFROM any portion(s) lying landward of the Ordinary High Water Mark of the right bank of the Sacramento River.

Accompanying plat is hereby made part of this description.

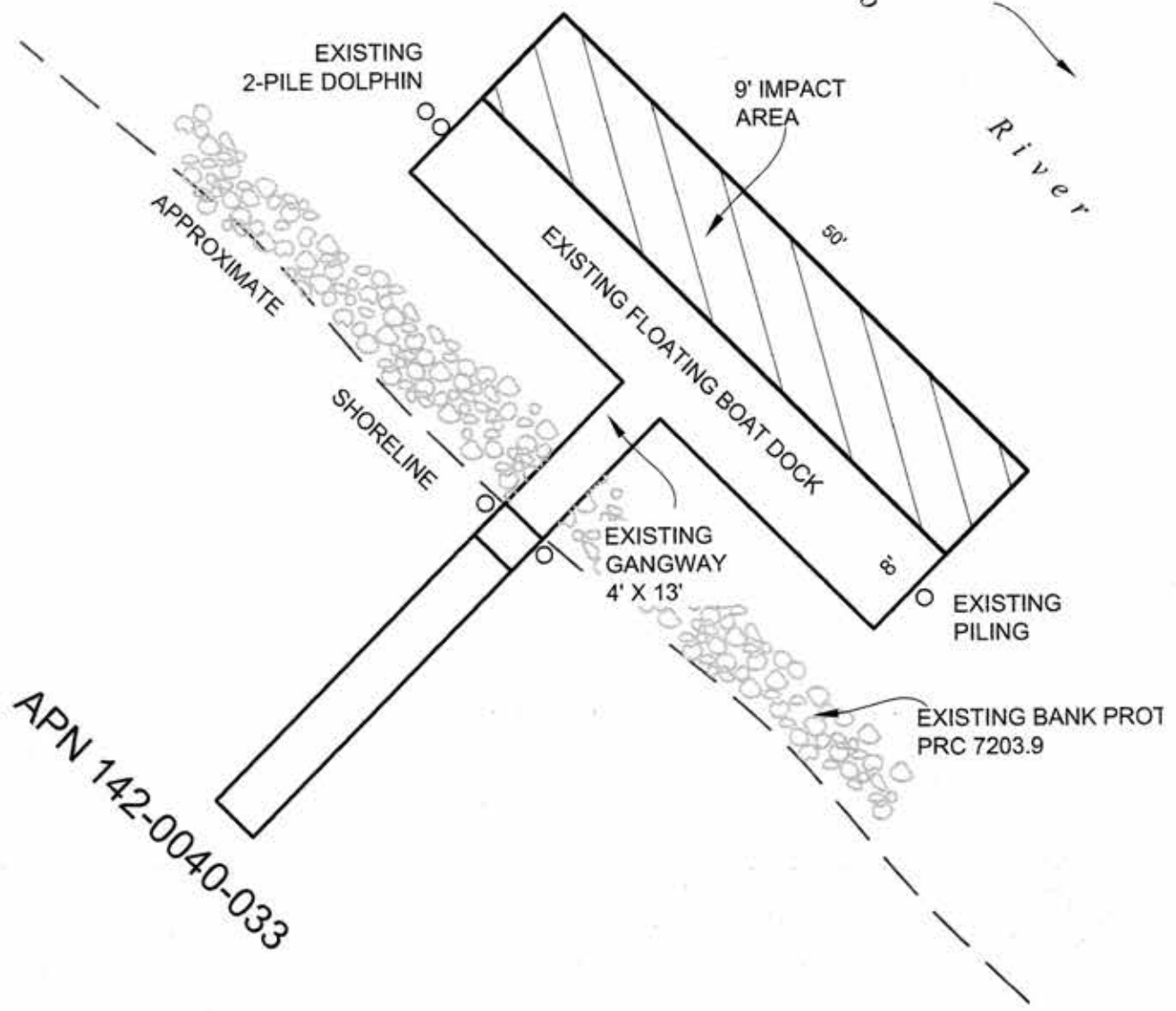
**END OF DESCRIPTION**

Prepared March 21, 2014 by the California State Lands Commission Boundary Unit.





Sacramento Flow River



APN 142-0040-033

### EXHIBIT A

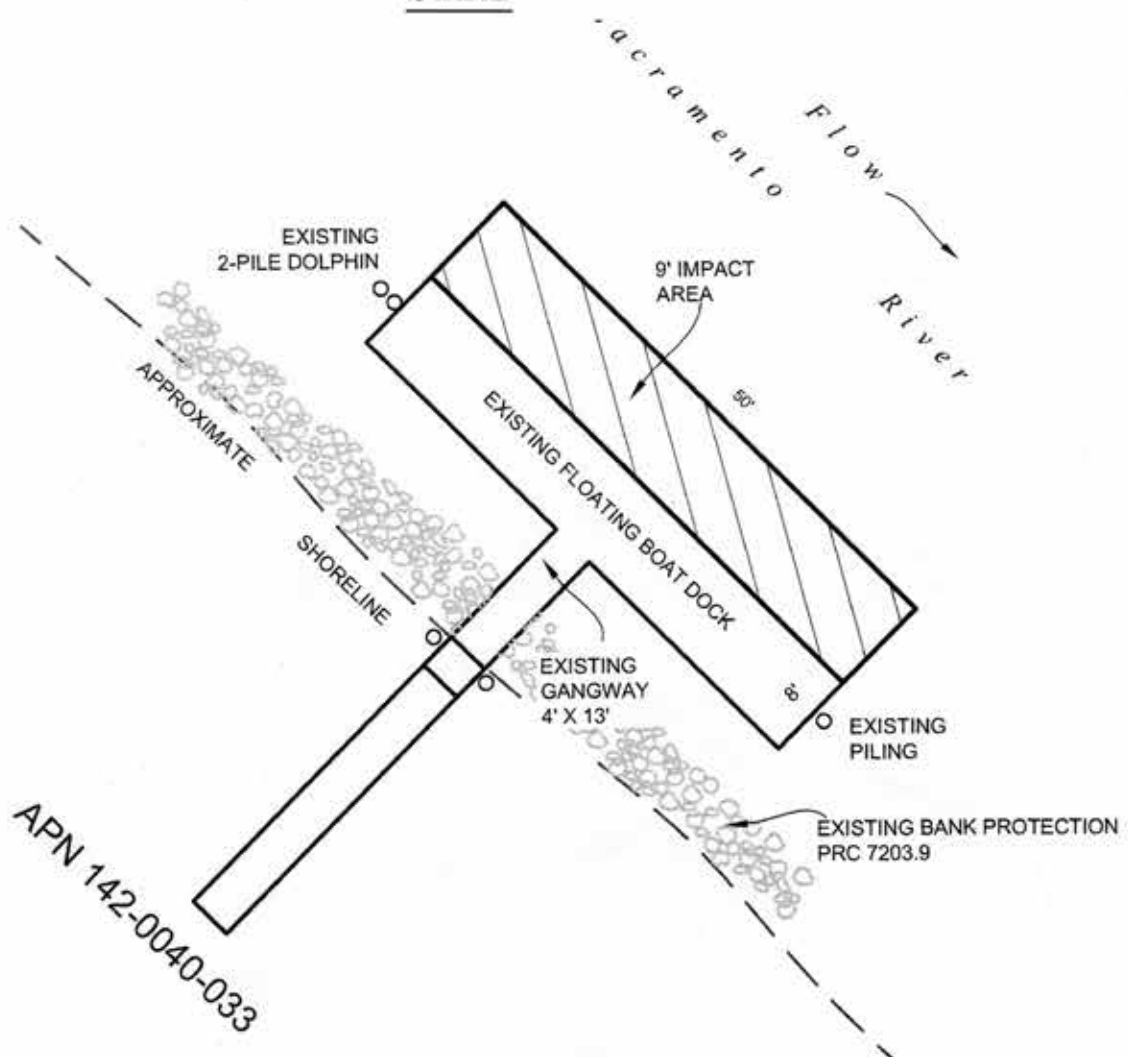
LAND DESCRIPTION PLAT  
 PRC 7796.1, PACIFIC FRUIT FARMS  
 SACRAMENTO COUNTY

CALIFORNIA STATE  
 LANDS COMMISSION



NO SCALE

# SITE



14090 STATE HWY., NEAR WALNUT GROVE

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

**Exhibit B**  
 PRC 7796.1  
 PACIFIC FRUIT FARMS  
 APN 142-0040-033  
 GENERAL LEASE -  
 RECREATIONAL USE  
 SACRAMENTO COUNTY



MJJ 03/20/13

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.